

FOR SALE

5400 & 5404 OLD PEARCE ROAD

WAKE FOREST, NC 27587



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PROPERTY FEATURES

SPECIFICS

- + Two contiguous parcels totaling +/- 79.17 acres
- + PIN# 1860327452 & 1860338895
- + Zoned Residential-40 Watershed
- + Permitted uses include low-density residential development, either as single-family detached or attached dwellings on separate lots. Most divisions of parcels into separate building lots must be approved by the Planning Board as part of either a lot-by-lot subdivision (where each lot contains at least 40,000 square feet of land area) or cluster or Open Space Development (where lot size may be reduced dependent on the amount of permanent open space designated).
- + The site (or lots) will need to be served by private well and septic systems
- + \$2,550,000 sale price

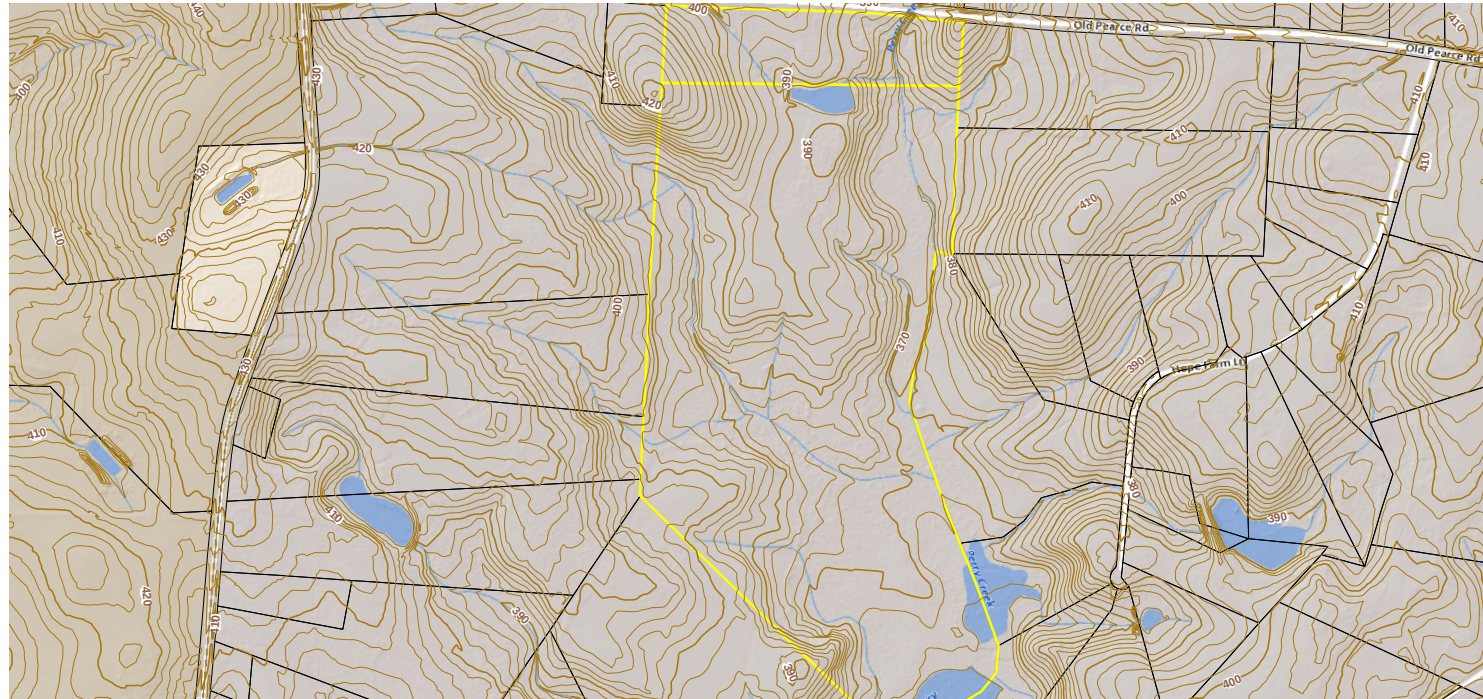
NEIGHBORING APPROVED DEVELOPMENTS

Location	Single Family Residential	Multifamily Residential
Bishop's Grant Phase 3B Wait Avenue	40 SF Lots	-
Bowling Green, Phases III & IV Main Divide Drive	57 SF Lots	-
Courtyard at Heritage Rogers Road	82 SF Lots	-
Franklin Street Apartments Franklin Street	-	108 Units
South Lake at Holding Village, Phases 1-3 S. Franklin Street	374 SF Lots	-
Huntington Springs Apartments S. Franklin Street	-	84 Units
Richland Hills Richland Hills Drive	81 TH Units	-
Shearon Farms Clover Bank Drive	89 TH Units	-
Stone Mills Falls Rogers Road	134 SF Lots	-
Stonegate at St. Andrews, Phase VII Forestville Road	71 SF Lots	-
Traditions Townhomes Traditions Grande Boulevard	125 TH Units	-
Tryon Oak Grove Church Road	287 SF Lots	-
St. Ives, Phase III Capellan Street	16 SF Lots	-
Traditions, Phase 2C E. Juniper Avenue	55 SF Lots	-
TOTALS	1,116 SF Lots 295 TH Units	192 Units

Location	Office & Institutional	Retail	Industrial
Wake Forest Charter Academy Friendship Chapel Road	44,000 SF	-	-
2109 S. Main Street	6,000 SF	-	-
Discovery Point Day Care 1212 Heritage Links Drive	13,000 SF	-	-
Haddock Collision Center 10112 Capital Boulevard	-	-	23,412 SF
Shoppes at Caveness Caveness Farms Avenue	-	139,036 SF	-
Meineke 2604 Teletec Plaza	-	6,000 SF	-
Wake Forest Fire Station Jenkins Road	9,083 SF	-	-
Shoppes at Heritage Village Rogers Road & Forestville Road	-	89,200 SF	-
Valvoline 2005 S. Main Street	-	2,500 SF	-
Christian Brothers Automotive 1751 Heritage Center Drive	-	4,900 SF	-
Moffat Pipe One World Way	-	-	9,267 SF
FMC Northern Wake 2700 Leighton Ridge Drive	9,500 SF	-	-
Redd Chiropractic 1269 S. Main Street	1,214 SF	-	-
TOTALS	82,797 SF	241,636 SF	32,679 SF

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CONTACT US

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